

MIDWEST LAND GROUP PRESENTS

6.77 ACRES IN

MIAMI COUNTY KANSAS



38740 HEDGE LANE, FONTANA, KANSAS, 66026

MIDWEST LAND GROUP IS HONORED TO PRESENT

COUNTRY CHARM IN MIAMI COUNTY

Discover peaceful country living just outside Fontana, Kansas, on 6.77 beautiful acres with blacktop road access. This well-maintained 3-bedroom, 2-bath home offers 1,716 square feet of updated living space and a long list of recent upgrades - all completed within the last six months - making it truly move-in ready.

The home features brand-new Anderson windows and doors, new siding, trim, and soffits, a freshly painted house and shop, and new concrete patios and sidewalks with composite front and back decks perfect for relaxing outdoors. Additional improvements include new cinder block skirting, house leveling, new drainage tile, new LED lighting throughout, new grinder pump, metal roof, 220-amp electrical service, and HVAC heat pump system with a pellet stove option for added comfort

and efficiency. Enjoy the convenience of City of Fontana water and sewer.

A spacious 30x32' insulated shop offers a pellet stove, mini-split system, concrete floor, and full electric - ideal for hobbies, projects, or storage.

The fenced acreage is ready for livestock or hay production, having yielded up to 12 bales of hay in the past. Whether you're looking for space for horses, cattle, or simply a peaceful retreat after a long day, this property delivers the perfect blend of modern comfort and rural tranquility.

Don't miss this beautifully updated country property - schedule your showing today!

PROPERTY FEATURES

COUNTY: **MIAMI** | STATE: **KANSAS** | ACRES: **6.77**

- Blacktop road frontage
- 1,716 sq. ft.
- 3-bed, 2-bath
- Lots of recent renovations
- 30'x32' heated shop
- Fenced pasture
- 15 minutes to Paola
- 30 minutes to Garnett
- 35 minutes to Olathe



1,716 SQUARE FEET



3-BED, 2-BATH



LOTS OF RECENT RENOVATIONS



FENCED PASTURE



30'X32' HEATED SHOP



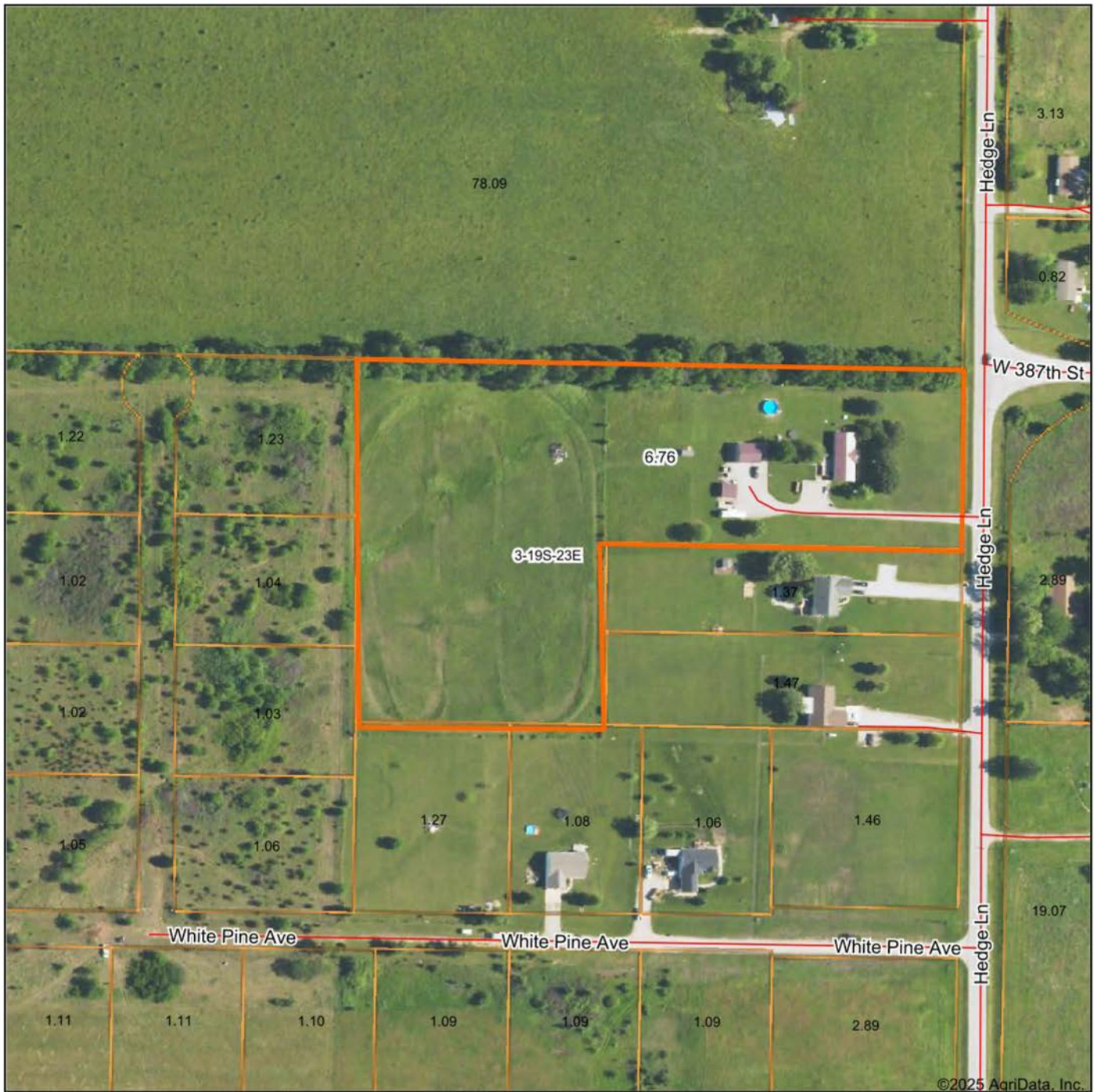
BLACKTOP ROAD FRONTAGE



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 38° 25' 28.08, -94° 51' 18.32

0ft 214ft 428ft



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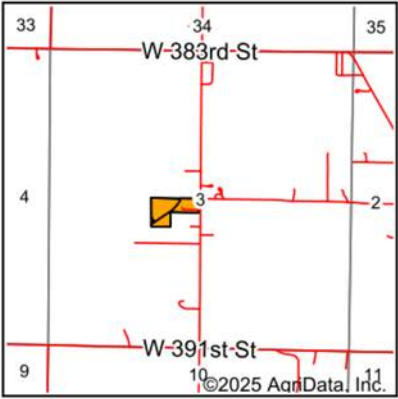
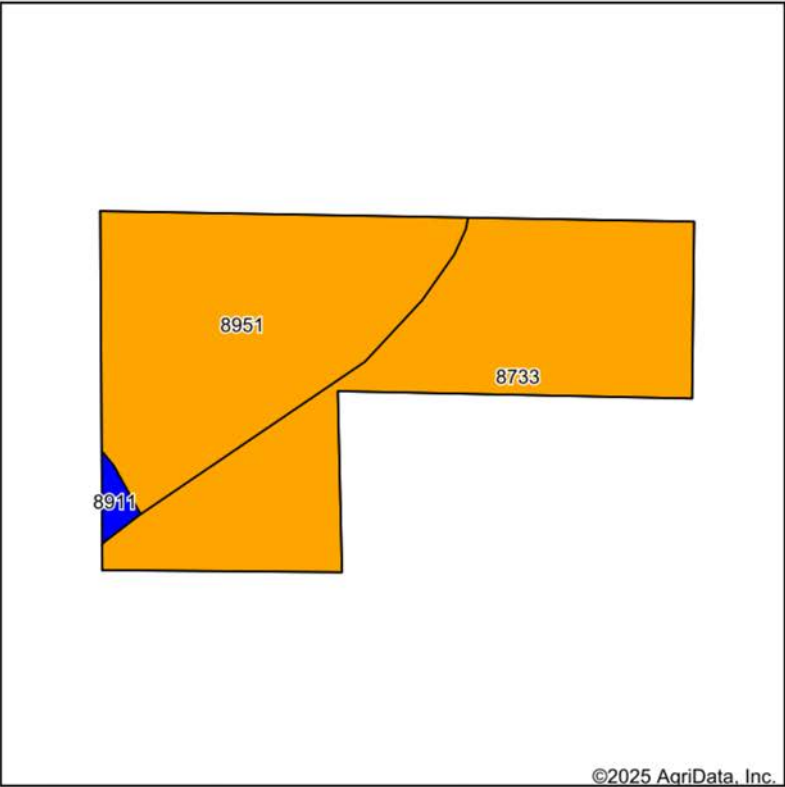
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3-19S-23E
Miami County
Kansas



11/5/2025

SOILS MAP



State: **Kansas**
County: **Miami**
Location: **3-19S-23E**
Township: **Osage**
Acres: **6.76**
Date: **11/5/2025**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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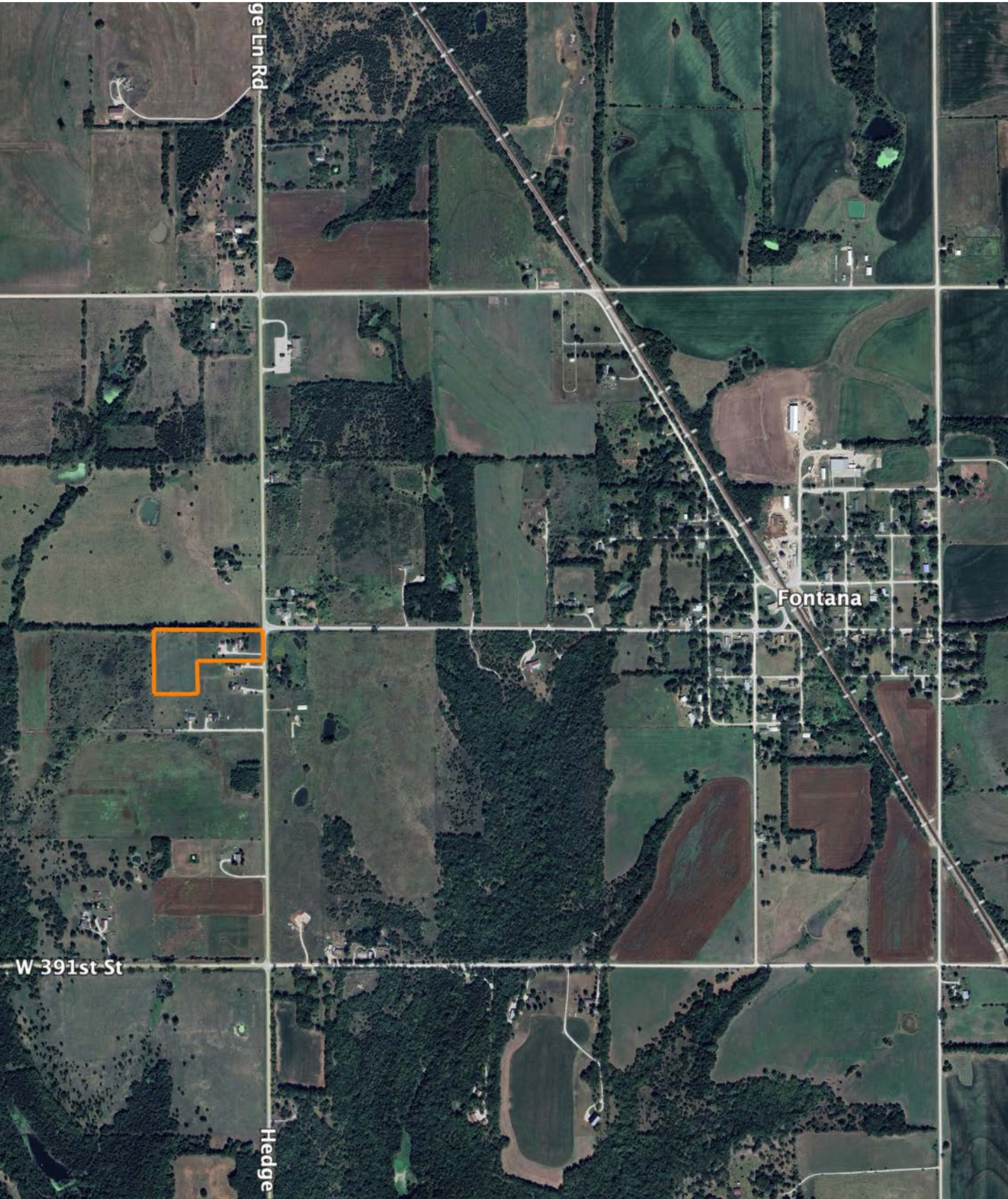
Soils data provided by USDA and NRCS.

Area Symbol: KS121, Soil Area Version: 26												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8733	Eram silty clay loam, 1 to 3 percent slopes	3.48	51.5%		2.6ft. (Paralithic bedrock)	IIIe	4100	54	54	40	39	34
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	3.19	47.2%		2.5ft. (Lithic bedrock)	IIIe	4968	52	51	51	43	46
8911	Summit silty clay loam, 1 to 3 percent slopes	0.09	1.3%		> 6.5ft.	Ile	4828	61	61	58	60	47
Weighted Average						2.99	4519.3	*n 53.1	*n 52.7	*n 45.4	*n 41.2	*n 39.8

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Introducing Aaron Blount of Midwest Land Group, your dedicated expert for Eastern Kansas and Western Missouri. Born in Texas and a proud alumnus of Lakeview Centennial High School in Garland, Aaron's journey led him to Emporia State on a football scholarship. But it was the allure of Kansas' majestic Whitetails and Midwest warmth that convinced him to lay roots post-graduation.

Now residing in Osawatomie with his wife, Jade, and son, Bowen, the Blounts are passionate about the outdoors. Whether they're hunting whitetail, mule deer, turkey, or fishing, their activities testify to their deep connection to the land.

In addition to his expertise in land sales, Aaron's drive is genuine. His mission is to work with those who share his respect for the land, be it hunters or farmers. His eight-year tenure as a Police Officer honed his integrity and dedication, making him a trusted partner in land transactions. His hands-on experience, from understanding animal behavior in relation to topography to trail camera placements, sets him apart.

Active in his Lenexa church community, Aaron's previous law enforcement roles saw him rise to the rank of Sergeant, earning accolades including a 2017 Valor Award from the Kansas Chiefs of Police Association.

What sets Aaron apart? His genuine passion, unwavering integrity, and commitment to his clients. It's not just business for Aaron; it's about connecting dreams with reality. His profound knowledge and sincere approach make him the ideal choice for anyone navigating land sales in Kansas and Missouri.



AARON BLOUNT,
LAND AGENT

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